

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

**September 19, 2000  
MEETING NO. 00-08**

**APPLICATION:** HDC00-0170

**DATE FILED:** August 29, 2000

**APPLICANT/  
OWNER:** William F. Jacob  
112 Forest Avenue  
Rockville, MD 20850



**PROPERTY DESCRIPTION:** The Presbyterian Manse, at 112 Forest Avenue, is located at the southwest corner of the intersection of Forest and Beall Avenues, facing east. It is a 2 ½ story, Victorian house. It was built in 1890-91 and served as the official residence of the pastor of the Rockville Presbyterian Church for approximately a century. It is now a private home.

**PREVIOUS ACTIONS AT THIS ADDRESS:**

HDC95-0078	Tree Removal. Approved 3/19/96
HDC94-0054	Shed relocation. Approved 9/6/94
HDC94-0058	Dead tree removal. Approved 9/2/94

**REQUEST:**

The applicant requests a Certificate of Approval to:

1. Replace roof on the main house and the addition. The main roof consists of pressed tin shingles and will be replaced with copper sheeting, copper shingles, or painted galvanized metal shingles similar in appearance to the current roof. The rear addition roof, which now has asphalt shingles, will be replaced with standing seam metal roofing to match the front porch roof.
2. Repair support piers of porch; replace decking and damaged portions of the ceiling with materials that are identical to existing or a close to identical as possible.
3. Replace deteriorating aluminum storm windows with external “invisible” storm windows, repair/replacement of sills and other window repairs as necessary.
4. Replace rotted and damaged siding and trim boards using identical material.



Front façade of 112 Forest Avenue

#### STAFF COMMENTS/RECOMMENDATIONS:

**Staff recommends approval of HDC00-0170 for replacement of roof on main house and addition with proposed materials; porch repairs; storm window replacement and window repairs; and replacement of rotted and damaged siding and trim boards using identical materials or as close to identical as possible.**

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The house at 112 Forest Avenue is a contributing resource to the West Montgomery Avenue Historic District. As the Presbyterian Manse, it reflects the growth of the Presbyterian congregation in Rockville during the latter half of the 19th century and its continuing cultural and physical presence in the West End during the 20th century.

- 2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

This Victorian house has a cross gable roof covered in patterned tin. The roof over the front porch is seamed tin. According to Guidelines of Historic Property Owners, Roofing, “ there is

no substitute for the durability and appearance of slate and patterned or seamed tin. Original roofing materials are highly significant architectural features of the historic house and should be valued by the property owner as an asset that contributes to property value.”

The main block of the house is sheathed in German siding, a common type of original wood siding in this historic district.

Most of the windows are two-over-two sashes with simple wooden lintels. They are currently covered with aluminum storm windows.

An open, single-story porch with a shed roof extends from the bay window around the southeast corner. It is supported by turned wooden columns with decorative, jig-saw brackets. The porch is screened at the extreme southeast corner.

The house has had only minor alterations, mostly to the interior.

*3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

The applicant is sensitive to the importance of compatibility of the exterior design, scale, proportion, arrangement, texture and materials. He proposes no design changes. He has searched for and identified materials that maintain the original appearance and historic integrity of the house.

Materials for the porch, siding, and window repairs and replacements will be identical, or as close to identical as possible, to the original materials. This work constitutes ordinary maintenance.

The main roof, currently patterned tin, is proposed to be replaced with copper sheeting, copper shingles, or painted galvanized metal shingles similar in appearance to the current roof. The applicant's choice is to be determined by cost, availability, and suitability for the house. The addition roof will be replaced with standing seam metal roofing to match the porch roof.

Galvanized sheet metal shingles are among the types of original roof materials described in Guidelines for Historic Property Owners. According to this Technical Brief, “Replacement roof material should be of a texture and color similar to the original roofing. Once original materials are removed, the result could be a drastic change in the appearance of the building. Since there is a distinctive relationship associated with time, original materials texture and color are vital to the building's architectural value.”

The aluminum storm windows that were added to the house many years ago have deteriorated to the point where they are no longer useable. The applicant wishes to remove these storm windows and replace them with external “invisible” storm windows from Allied Window, Inc. These windows have been used on many historic buildings, including the County Court House in

Frederick, MD and Faneuil Hall in Boston. They are custom-designed so that they are hardly visible. They are approved for use on historic renovation projects certified by the Department of the Interior (National Park Services).

According to the Guidelines, storm windows should have minimal adverse impact on the exterior. Window trim at the frames should not be obscured. Raw aluminum is discouraged. Matching trim paint should be applied to conform to the remainder of the house. In addition, proper caulking and weep hole maintenance should be used to minimize condensation and possible harm to the structure. The applicant's application follows these guidelines and the replacement storm windows will be an improvement over the existing aluminum storms.

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*